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WARRANTY DEED
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TRANSFER
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PAID

We, IVAN L. DUBAY and EVELYN DUBAY, husband and wife, of Mercer, County of Somerset and State of Maine, whose mailing address is P.O. Box 515, Norridgewock, ME 04957 for consideration paid, grant to

DONALD LUCE, of 15 Ann Street, Waterville, County of Kennebec and State of Maine 04901, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Beginning at an iron bolt in the north line of Kelsey Street at the southwest corner of the lot formerly owned by Vede Burgess and Brisk, and running thence westerly on the north line of Kelsey Street one hundred ninety-eight feet and six inches (198'6") to a stone monument at the southeast corner of Jewish Church lot, so-called; thence northerly on the easterly line of said church lot one hundred forty-two (142) feet to a stone monument; thence easterly one hundred ninety-eight (198) feet to an iron pin at the northwest corner of the Burgess lot, so-called, thence southerly on the westerly line of the Burgess lot, so-called, one hundred thirty-three (133) feet to the point of beginning.

Excepting from the above described parcel that lot which was conveyed by State-Land, Inc. to the City of Waterville by warranty deed dated February 6, 1969, and which is recorded in the Kennebec Registry of Deeds and further described as follows: Beginning at a stake in the ground on the northeasterly side of Kelsey Street; thence running in a general northwesterly direction one hundred (100) feet along said Kelsey Street to another stake in the ground; thence running in a general northeasterly direction a distance of one hundred thirty-nine (139) feet, more or less, to another stake in the ground; thence running in a general southeasterly direction a distance of one hundred (100) feet to another stake in the ground; thence running in a general southwesterly direction a distance of one hundred thirty-nine (139) feet, more or less, along the boundary of State-Land, Inc. to the point of beginning, which point is one hundred (100) feet easterly from the southeast corner of the Jewish Church, so-called.

Being all and the same premises conveyed to Ivan L. Dubay and Evelyn Dubay by James B. Bickford by warranty deed dated October 28, 1981, and recorded at the Kennebec County Registry of Deeds in Book 2432, Page 85.

This conveyance is subject, however, to a first mortgage given by James B. Bickford to Waterville Savings Bank dated May 18, 1978, and recorded at the Kennebec County Registry of Deeds in Book 2105, Page 313, and which mortgage the grantee herein assumes and agrees to pay.

Ivan L. Dubay and Evelyn Dubay, release all rights in the premises being conveyed.

WITNESS our hands this 16th day of November, 1990.

Joyce E. Armstrong
Witness

D. Smith
Witness

STATE OF MAINE
SOMERSET, ss.

November 16, 1990

Personally appeared the above named Ivan L. Dubay and Evelyn Dubay and acknowledged the above instrument to be their free act and deed.

Before me,

Joyce E. Armstrong
Signature of Notary Public

Joyce E. Armstrong

Type or Print name of Notary

RECEIVED KENNEBEC SS.

1990 NOV 27 AM 9:00

WITNESS: *James B. Bickford*
REGISTER OF DEEDS